

Guide Price

£300,000 - £315,000

St. Nicolas Close, Manea, Cambs PE15 0NB



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this modern and large-than-average TWO BEDROOM DETACHED bungalow enjoys a pleasant position within a small CUL-DE-SAC and provides spacious, well-proportioned accommodation throughout.

The property comprises a generous living room, KITCHEN/DINER, two DOUBLE BEDROOMS and a family bathroom, which also benefits from an adjoining door providing direct access from bedroom one.

Outside, there is OFF-ROAD PARKING leading to a single garage, while to the rear is a lovely low-maintenance garden, providing an attractive and easy-to-manage outdoor space.

A spacious and appealing bungalow in a tucked-away setting, ideal for those looking for comfortable single-storey living.

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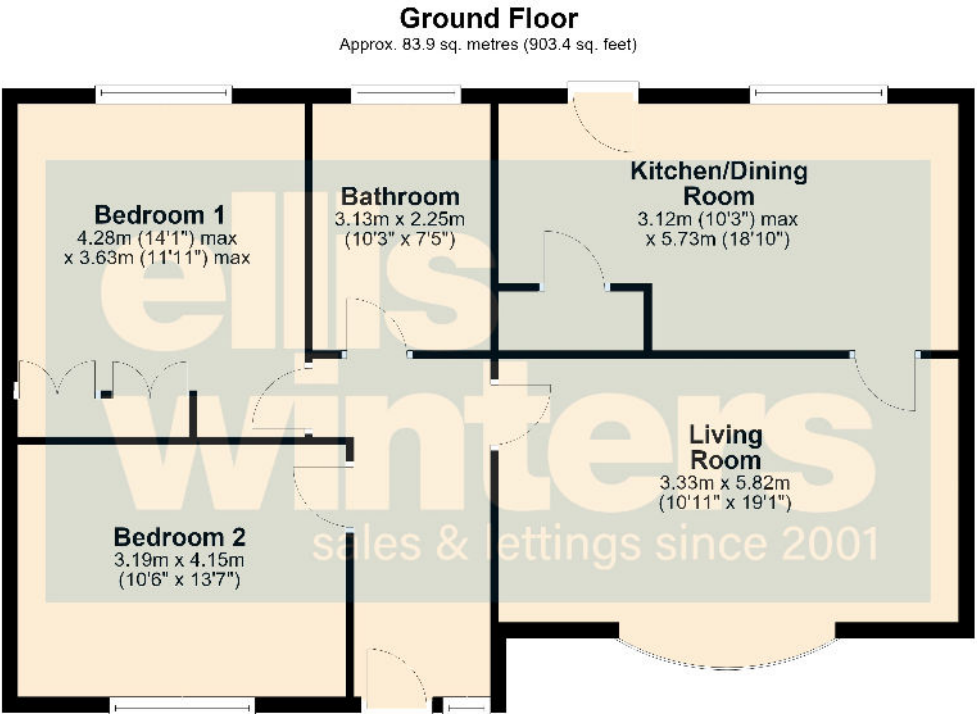


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Total area: approx. 83.9 sq. metres (903.4 sq. feet)

Ground Floor	Tenure Freehold
Living Room 5.82m (19'1") x 3.33m (10'11") Bay window to front	EPC B Council Tax C
Kitchen/Dining Room 5.73m (18'10") x 3.12m (10'3") max Fitted with a matching range of wall and base units housing single oven plus microwave/combi over, induction hob with extractor over, integrated dishwasher, fridge/freezer, integrated washing machine and integrated tumble dryer. Airing cupboard, window to rear and door out to garden.	Buyer ID Checks To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Bathroom 3.13m (10'3") x 2.25m (7'5") Fitted with a panelled bath, 1.5 width shower cubicle, low level wc and hand wash basin set within vanity unit. Window to rear, additional door into bedroom one.	Our team will guide you through the process when you make an offer on a property.
Bedroom 1 4.28m (14'1") max x 3.63m (11'11") max Window to rear, fitted wardrobes	Disclaimer All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.
Bedroom 2 4.15m (13'7") x 3.19m (10'6") Window to front	Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.
Outside The front of the garden is open plan and laid to gravel. A driveway to one side provides off road parking and leads to the single garage which has electric remote door, power and light plus separate courtesy door out to garden. To the rear, the garden has an extensive patio, area of astroturf and rear hedge border.	
Services Mains electricity, water and drainage. The property has oil fired central heating. There is under floor heating throughout the property.	
Agents Note The remaining furniture at the property is negotiable.	